

AGENDA
PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
Regular Meeting
May 6, 2015 7:30 PM

Members: Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Niceforo,
Mr. Monaco, Mr. Graziano, Mr. Beal, Mr. Pirone,
Mr. Bocchino, Mr. Cunningham, and Ms. Perna

Mr. Willard, Board Attorney Mr. Solfaro, Board Engineer

Note: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and the proper notice has been given to the Courier News; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Roll Call:

Adoption of Minutes:

April 15, 2015 Regular Meeting

Referral:

Township Council Resolution No. 99-2015 authorizing the Planning Board to undertake a preliminary investigation of the Township owned Library Property and the property owned by the Little Flower Church in order to recommend to the Township Council whether these areas, or any portion thereof, are areas in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.

Consideration of Resolution:

Resolution memorializing the action taken by the Board on May 6, 2015, with regard to the proposed preliminary investigation referenced above.

Adoption of Resolution:

**App.#SP-3-15: JP Morgan Chase Bank, NA, Springfield & Snyder Avenues,
Block 801, Lots 29 & 30 (Zone HB-2)**

Seeking approval to replace the previously approved VAT (vacuum air tube) with an ATM at the inner drive-through lane at the existing bank. In connection with this, the Applicant is requesting a waiver under Section 10.1.3.B. of the Land Use Procedures Ordinance which allows the Planning Board to classify the application as a Minor Site Plan and waive the requirement of notice and public hearing if certain conditions are met. The applicant received original site plan approval in February 2009 for the construction of the bank building with associated drive-thru and related site improvements. In May 2012 the Planning Board approved an increase in the size of the building, modification of the drive-thru lanes, elimination of the dumpster pad and revisions to the previously approved signage package.

Application for Review:

App.#SP-4-15: Snyder Avenue Berkeley Heights, L.L.C., 330 Snyder Ave., Bl.1901, L.49

Proposal to add a second story to a single-story building in order to increase both the office and the warehouse spaces. The occupants of the current building are involved in the business of freight shipping and short term storage, serving both the private and the public (military) sectors. The proposed expansion would require, or would potentially require, variances for the following: Front Yard Setback, Side Yard Setback, Building Coverage, Building Height, Other Coverage, Total Coverage, Accessory Structure and Parking. (LI-Zone)

Adjournment:

Connie Valenti, Secretary